



CITY OF NEWPORT BEACH ENVIRONMENTAL QUALITY AFFAIRS COMMITTEE

DATE/TIME: Monday, June 18, 2007 - 7:00 p.m.

**LOCATION: Police Department Auditorium
870 Santa Barbara Drive**

Roll Call

1. Minutes of May 7, 2007 (*draft minutes attached*)
2. Review of Subcommittee Report on Notice of Preparation for Hoag Memorial Hospital Presbyterian Master Plan Amendment; and Approval of Comments (*draft report attached*)
3. Report from Membership Subcommittee and Approval of Recommended Appointments
4. Economic Development Committee (EDC) Representative's Report
5. Coastal/Bay Water Quality Committee Representative's Report
6. Report from Staff on Current Projects
7. Public Comments
8. Future Agenda Items
9. Adjournment

NEXT MEETING DATE: July 16, 2007

*Attachments can be found on the City's website <http://www.city.newport-beach.ca.us>. Once there, click on **City Council**, then scroll to and click on **Agendas and Minutes** then scroll to and click on **Environmental Quality Affairs**. If attachment is not on the web page, it is also available in the City of Newport Beach Planning Department, 3300 Newport Boulevard, Building C, 2nd Floor.



CITY OF NEWPORT BEACH ENVIRONMENTAL QUALITY AFFAIRS COMMITTEE

DRAFT MINUTES 5-07-07

Draft minutes of the Environmental Quality Affairs Committee held at the City of Newport Beach Police Department Auditorium, 870 Santa Barbara Drive, on **Monday, May 7, 2007.**

Members Present:

X	Nancy Gardner, Council Member	X	Sandra Haskell
	Michael Henn, Council Member - <i>excused</i>	X	Barry Allen
	Bruce Asper - <i>excused</i>		Kristine Adams
X	Dolores Otting, Vice Chair		Marianne Zippi
X	Kimberly Jameson		Arlene Greer
X	Matt Wiley		Jack Wu - <i>excused</i>
X	Brent Cooper		Jennifer Winn - <i>excused</i>
X	Laura Dietz	X	Ray Halowski
X	Kenneth Drellishak, Chair	X	Barbara Thibault
X	Laura Curran	X	Merritt Van Sant
X	Michael Smith		Robert Rush
		X	John Moftakhar

Staff Representatives:

Guests:

	Ass't City Mgr. Sharon Wood - <i>excused</i>	Tim Paone
X	David Lepo, Planning Director	Brion Jeanette
		Rob Cerruti

Chairperson Ken Drellishak called the meeting to order at 7:03 p.m.

1. Minutes of April 16, 2007

Moved and seconded to approve the minutes with Item No. 8 revised to read that "Ray Halowski requested that EQAC explore the 'Zero Waste' program and attend a conference being held on the subject on June 7."

Motion passed unanimously

2. Review of Subcommittee Report on Draft Mitigated Negative Declaration for Aerie Condominium Project, 201-205 and 207 Carnation Avenue.

After discussion, the Committee recommended changes to the Mitigated Negative Declaration as set forth in memorandum to James Campbell, Senior Planner, dated May 8, 2007, and attached to and incorporated herein.

Moved and seconded to approve the comments on the Mitigated Negative Declaration included in the Memorandum of May 8, 2007.

Motion passed unanimously

3. Committee Member Reports.

Ray Halowski recommended that City staff attend the Zero Waste Conference to be held Thursday, June 7, 2007.

4. Coastal/Bay Water Quality Committee Representative's Report from Membership Subcommittee

Council Member Gardner reported on her attendance at a Newport Coast Watershed Management Committee meeting where runoff studies and affects of runoff on public access and the beach were discussed. A State Water Board official at the meeting indicated how impressed she was with the City efforts toward improving water quality.

5. Report from Staff on Current Projects

None

6. Public Comments

None

7. Adjournment–

The meeting was adjourned at 9:04 p.m. to Monday, May 7, 2007.

DRAFT

19 June 2007

To: James Campbell
Senior Planner
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

From: Environmental Quality Affairs Committee (EQAC)

Subject: Hoag Memorial Hospital Master Plan Amendment
Notice of Preparation/Initial Study
(NOP/IS) dated May 11, 2007

EQAC is please to submit comments on the subject NOP/IS in hopes of making the proposed Hoag Hospital expansion better for the city and citizens of Newport Beach. Per advice on page 1 of the NOP, EQAC has limited comments to the noise issues that were raised in the NOP.

Discussion on pages 44-45 of the IS states that increases in noise level at the Hoag Hospital property line result from reallocation of development from the Lower Campus to the Upper Campus, and states that a noise Study IAW the City Noise Ordinance will be presented in the forthcoming SEIR. The SEIR should clearly point out:

1. What specific “reallocations of development” are planned?
2. Why is the City Noise Ordinance being used in place of the original noise requirements (i.e. 55 db at Hoag Hospital property lines as noted on page 3 and 4 of the NOP)?
3. What new mitigation measures (MM) are proposed to deal with the newly added noise issues?

On page 45, the IS states MM 39 which includes “noise barriers (wall, berm, combination wall/berm)” as common methods of alleviating objectionable noise. The SEIR should explain why these or others MM are not adequate to resolve that noise problems expected now.

On page 46, MM 119 proposes that “non-vehicular activities, such as operation of the trash compactor,... shall be operated only between 7:00 am and 7:00 pm daily”. The

SEIR should defend why hours of operation of such noises should not be more severely curtailed! On page 4 of the NOP, curtailment of grease pit cleaning operation to Saturday only from 11:00 am to 3:00 pm is proposed. The SEIR should explain why such restrictions cannot be placed on the trash compactor and other non-vehicular noises.

On page 46 of the IS. It is stated that MM 142 and 143 are no longer needed because they have already been implemented. Has it been shown that those MM fulfill the original intended requirements? Are the original requirements modified/changed as the result of the new “reallocation of development”?

On page 47 the discussion supporting item f. asserts that increases in population and hospital utilization may result in increased need for emergency helicopter service (with the attendant increased noise), but is not considered part of this project because it is ultimately subject to the Conditional Use Permit. Isn't it necessary (or at least wise) to deal with these expected noise problems now? Delaying mitigation could result in measures that are more expensive and/or technically not feasible compared with dealing with them now.

Thank you for the opportunity to comment on the subject NOP/IS. We trust that the EQAC comments will be useful to the proponents and dealt with in the forthcoming SEIR.